



LeRay McAllister Critical Land Conservation Program

program and selected projects

	McAllister Grant	Federal Match	Other State Match	Private Match	Local Gov't Match	Landowner Donation	Match	Total Cost	Acreage
Funded in 1999:	\$1,979,050	\$1,150,000	\$101,000	\$1,789,550	\$1,104,000	\$3,900,000	\$8,044,550	\$10,023,600	7835.56
Funded in 2000:	\$2,468,678	\$8,412,000	\$30,500	\$960,742	\$807,485	\$1,731,515	\$11,942,242	\$14,410,920	6662.31
Funded in 2001:	\$3,366,096	\$4,558,300	\$0	\$3,672,272	\$595,882	\$4,630,300	\$13,456,754	\$16,822,850	17332.4
Funded in 2002:	\$665,412	\$1,060,000	\$0	\$708,000	\$2,895,412	\$683,000	\$5,346,412	\$6,011,824	1679.43
Total Funded:	\$8,479,236	\$15,180,300	\$131,500	\$7,130,564	\$5,402,779	\$10,944,815	\$38,789,958	\$47,269,194	33509.7

Program Overview

The LeRay McAllister Fund was conceived as an incentive program to encourage landowners to consider conserving their valuable landscapes. The fund targets the critical agricultural land, habitat, watershed protection areas, and other unique landscapes.

The program requires that funded projects must strive to create new partnerships. Funding is typically available to:

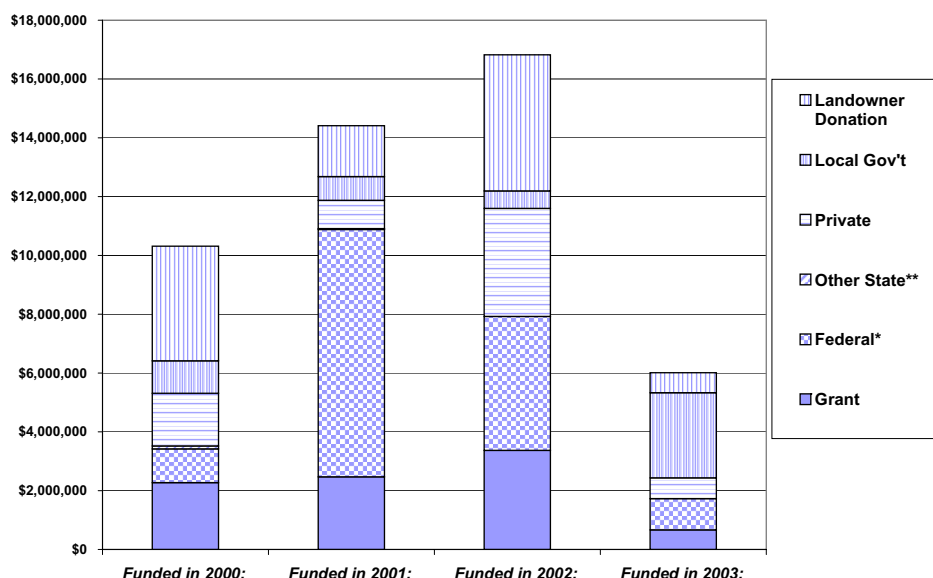
- Local governments
- Department of Natural Resources
- Department of Agriculture
- 501(c)3 Organizations

Projects must also be matched at least 50% by other sources. To date, the need to preserve critical lands has been great enough to merit an average **1:5 ratio** for the State's contribution.

"In our rapidly growing urban areas, it is increasingly important and cost effective to preserve open space while it still exists."

- Representative Blake Chard,
15th District
Letter of Support, April 2000

LeRay McAllister Fund Matching Ratio



ALL projects require support by the local communities through their local elected officials and legislators. Rural communities have supported critical land projects even more than urban communities. Over \$4.7 million has been requested and received in rural areas of nine counties compared to \$3.7 million in seven urban areas.

Average State Grant Dollars per Acre		Leverage of Outside Funding vs. State Funds	
Rural:	\$188.12	Rural:	\$5.40 to 1
Urban:	\$446.83	Urban:	\$4.54 to 1
Overall:	\$253.04	Overall:	\$5.02 to 1

Average Total Dollars per Acre	
Rural:	\$1,204.00
Urban:	\$2,474.08
Overall:	\$1,522.74

"There's a saying that you don't miss the water until your well is dry. That can be said about open space. When it comes to open space, you only have one chance to do this right."

Rep. Ralph Becker
2/24/99

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[regarding the Grafton Town] "The Grafton ghost town area possesses a fame that extends far beyond Utah's borders. This is precisely the type of land that the legislation was intended to preserve.."

Sen. Mike Dimitrich
June, 2000

Decisionmaking Principles

The Quality Growth Commission is committed to prudently balancing the conservation and economic interests in the State since both are relevant to quality growth. Accordingly, the Commission only uses preservation funds when appropriate principles are satisfied:

Principle #1 – Local Control

McAllister funds may be used to acquire land or an easement only after the local elected legislative body within whose jurisdiction the subject property lies has, in a formal public meeting, provided the opportunity for public input and has subsequently approved the acquisition.

Principle #2 – Defining the Public Benefit

McAllister funds may be used for an acquisition of land or an easement only after the Commission has prepared, reviewed and adopted a statement of findings describing the compelling public benefit(s) that are unique or irreplaceable to be derived from the acquisition.

Principle #3 – Housing Affordability and Economic Opportunity

McAllister funds may be used in an acquisition which materially impacts housing affordability and economic opportunity in an area only after the Commission has identified a compelling and off-setting public benefit which, in the balance of the greater public good, adequately mitigates the anticipated negative impact on housing affordability and/or economic opportunity.

Historic Preservation



Grafton Town
Washington Co.

- historic structures, fields and canals
- one of most photographed ghost towns in the West
- part of the Zion Scenic Corridor

Water Quality Preservation



Peaceful Valley Ranch
Morgan County

- 5,500 acres of vital watershed protection
- preserves flows of East Canyon Creek
- partnered with Rocky Mountain Elk Foundation

[regarding the Kays Creek Parkway acquisition]
"As the sponsor of the Quality Growth Act this is exactly the kind of project we had in mind when the Legislature passed and appropriated money for the Act."
 - Representative Kevin Garn, Majority Leader, 16th District

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Recreation Preservation



Summit Park
Summit County

- provides public access to the Great Western Trail
- popular backcountry ski destination
- excellent hiking location near urban core

"If we don't do it in the next few years, it will be too late. In my district (Salt Lake City), there won't be any open space left."

Sen. Patrice Arent
2/6/99

[regarding the Jordan River remandering project] “This part of Salt Lake County is growing rapidly, and the area is facing the imminent threat of development. In fact, it is likely the last major section of critical lands along the Jordan river in urban Salt Lake County that has not yet been developed right up to the banks.”

Rep. Wayne Harper
September, 2000

Wetlands Preservation



- | | |
|-------------------------|--|
| Jordan River | • high-quality wetland adjacent to river |
| Re-meander | • re-meandering will restore river's natural flows |
| Salt Lake County | • used by more than 180 bird species |

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[regarding the Curtis Jones Farm] “The farm is a significant asset to southeastern Utah, and its preservation as a working farm is consistent with community efforts to promote long-term agricultural viability, maintain critical open space, and appreciation of Bluff’s cultural heritage.”

Rep. Keele Johnson
October, 2000

Scenic Quality Preservation



- | | |
|--------------------------|--|
| Curtis Jones Farm | • part of a rural, historic town site |
| San Juan County | • located in one of Utah’s most scenic areas |
| | • adjacent to the San Juan River |

Agriculture Preservation



Black Agriland
Davis County

- productive vegetable farm
- goods sold locally and exported out of Utah
- uses advanced irrigation techniques

"While we have talked, we have lost thousands of acres of undeveloped land and family farms."

Rep. Ralph Becker
2/6/99

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Wildlife Habitat Preservation



Bar J Ranch
Sevier County

- 2,400 acres of prime elk and deer habitat
- home of endangered Bonneville Cutthroat Trout
- preserving healthy riparian systems

Projectes Funded by LeRay McAllister Fund 1999-2002**2000**

Washinton County – Virgin River Confluence

Bluff – Curtis Jones Farm

Rockville, Washington County – Grafton Town Preservation

Davis County – Black Agriland

Morgan County – Peaceful Valley Rance

2001

Bluffdale – Jordan River Corridor Preservation

Davis County – PacifiCorp Conservation Easement

Layton – Kays Creek Corridor

Marriott-Slaterville – Gary Hess Property

Sevier County – Jorgensen Bar J Ranch Conservation

Parowan – Meek's Pioneer Farmstead Park & Urban Fishery

Provo – Despain Ranch and Bird Refuge

Salt Lake County – Dry Creek Riparian Restoration

Summit County – Summit Park

Wellsville – American West Heritage Center Farmland Preserve

West Jordan – Jordan River Critical Lands Preservation and Re-meandering

2002

Carbon and Emery Counties – Wilcox Ranch

Coalville, Summit County – Chalk Creek Restoration

Grand County – Proudfoot Bend Ranch

LaVerkin, Hurricane, Washington County – Virgin River Confluence, Phase II

Logan City, Cache County – Rinder-Knecht Property

Rockville, Washington County – Cox Property

Salt Lake County – Willow Heights, Big Cottonwood Canyon Watershed Protection

Summit County – Castle Rock

West Valley City – City Wetlands/Storm Water Park

2003

Castle Valley, Grand County – Castle Valley Preservation Initiative

Clearfield, Davis County – Mabey Pond

Holladay, Salt Lake County – Holladay Open Space Project

Paradise, Cache County – Brook Ranch Easement

Summit County – Provo River Corridor



Municipal Infrastructure Planning & Cost Model

project overview

MIPCOM is a free, easy-to-use computer spreadsheet that estimates a community's costs for providing basic infrastructure to new development. MIPCOM estimates the amount of materials (streets and pipes) and labor needed to provide basic services to the new development. A planner simply enters data about their community and a proposed new development project, and MIPCOM "crunches the numbers".

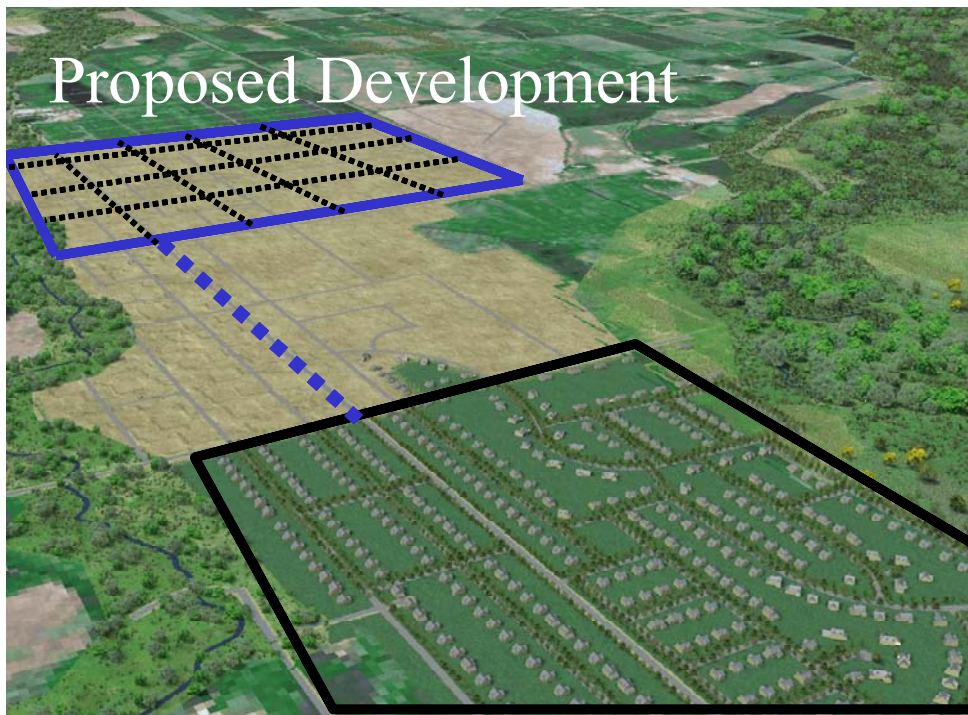
Municipal Infrastructure Planning & Cost Model

MIPCOM is an application designed under the direction of the Quality Growth Efficiency Tools (QGET) Technical Committee to assist communities in evaluating and planning for the installation and maintenance of municipal infrastructure such as roads, curbs and sidewalks, water and sewer lines, and other basic utilities and services. Initially developed to estimate growth costs for the QGET Quality Growth Baseline Scenario for the Greater Wasatch Area, it has been adapted to a single-community scale and made available to communities throughout Utah to assist in the evaluation and development of efficient infrastructure planning.

Using this model, multiple scenarios of community growth may be considered to give local officials and professionals a concept of infrastructure costs over time and through different development styles. MIPCOM is a simple spreadsheet that requires only basic geographic data that can be obtained with a map and ruler and demographic data from the 2000 Census that is available through GOPB's Demographic and Economic Analysis section. The model then requires some detailed information regarding the community's existing infrastructure that should be available through that office's engineers, planners, and service providers. The results of the spreadsheet's calculations can then be used by community planners, elected officials, and concerned citizens to evaluate the costs and benefits of current and proposed developments and growth patterns.

"The State is going to support the preservation of critical lands. We are going to be expanding and supporting home ownership, we're going to support housing availability and we're going to support, in terms of policy, an effective development of infrastructure and the efficient use of land ... However, the State will not financially subsidize and support sprawl."

- Governor Michael Leavitt
10/18/98



What will all these new roads and pipes cost the city?

Existing Development

This model was developed by the State in recognition of the part state funds play in municipal infrastructure management. The State is dedicated to efficient use of funds and resources and encourages communities to use the funds made available to them in the same manner. MIPCOM demonstrates that development styles can influence infrastructure costs. By using the model to evaluate different development scenarios, communities can more fully understand if they are assessing appropriate utility rates, property taxes, and impact fees. GOPB is distributing MIPCOM via the office web page as well as by e-mail and through educational gatherings to state, county, and community officials and planners around the State of Utah. To date, over 200 copies have been distributed locally with requests from around the country. Free, detailed training is offered to any Utah community that requests it.

Feedback from users is being collected in order to refine the application's functions and performance. Future steps in program development include upgrading the model to make it more user-friendly. Envision Utah has contracted with PSOMAS Engineering, one of the original developers of MIPCOM, to couple the tools and functions of the original MIPCOM with a newer and simpler interface. This new version will be available to the public by early 2004. A planned future step is to gather and publish data detailing the monetary amounts different communities and service providers around Utah can save by implementing Quality Growth Strategies and encouraging efficient infrastructure development. In turn, it could then be demonstrated how these savings can be passed on to the State by reducing the amount of tax dollars spent on the construction, maintenance, and repair of inefficient road, water, and sewer systems. Other refinements being pursued include further communication with service providers to determine and update appropriate measurements for communities with multiple services and an element to include specific redevelopment percentages for a community to measure infill and account for the accompanying infrastructure costs.

MUNICIPAL INFRASTRUCTURE PLANNING AND COST MODEL										INFRASTRUCTURE SUMMARY			
8/7/02													
CITY:		WOODS CROSS			Objective:		No Annexations						
Component		Scenario: Year 2002 Base					Scenario: Year 2010 Base						
		Connection Factors	Lengths (Ft)		Replacement Values		Connection Factors	Lengths (Ft)		Replacement Values		Increments	
			Total	Per DU	Total	Per DU		Total	Per DU	Total	Per DU	Ft	Cost
Streets & Roads		80%	330,916	154.5	\$ 13,793,625	\$ 6,440	80%	357,260	136.9	\$ 15,674,302	\$ 6,005	26,343	\$ 1,880,677
Arterial Roads		25% Imp	13,924				75% Imp	34,598				20,674	
Water System*		85%	269,084	125.6	12,238,805	5,714	85%	298,149	114.2	13,589,183	5,207	29,065	1,350,377
			73%										
Sewer System*		70%	243,849	113.8	10,018,540	4,677	70%	260,853	99.9	10,908,784	4,180	17,004	890,244
			81%										
Secondary Water		95%			5,813,433	2,714	95%			6,454,862	2,473		641,429
Cost Factor		50%					50%						
			Subtotals		\$ 41,864,403	\$ 19,545		Subtotals		\$ 46,627,130	\$ 17,865	\$ 4,762,727	
C, G & SW		90%	495,395	231.3	6,935,526	3,238	90%	560,033	214.6	7,840,461	3,004	64,638	904,336
Storm Sewer		75%	182,887	85.4	7,315,466	3,415	75%	195,640	75.0	7,825,585	2,998	12,753	510,119
Org Utilities		90%	247,697	115.6	15,976,479	7,459	90%	280,016	107.3	18,061,063	6,920	32,319	2,084,584
* Do not include Treatment Facilities.			Totals		\$ 72,091,873	\$ 33,656		Totals		\$ 80,354,239	\$ 30,787	\$ 8,262,366	



Appendix

sources and letters of support

Sources Consulted for this Report

American Planning Association

Envision Utah

Quality Growth Commission

Quality Growth Efficiency Tools Working Group

U.S. Census Bureau

Utah Center for Rural Life

Utah Department of Agriculture & Food

Utah Department of Community & Economic Development

Utah Department of Transportation

Utah Division of Forestry, Fire, and State Lands

Utah Division of State Parks

Utah Division of Water Resources

Utah Division of Wildlife Resources

Utah Governor's Office of Planning & Budget

Utah Local Governments Trust

Utah Population Estimates Committee

Utah Power & Light

Utah Rural Development Council

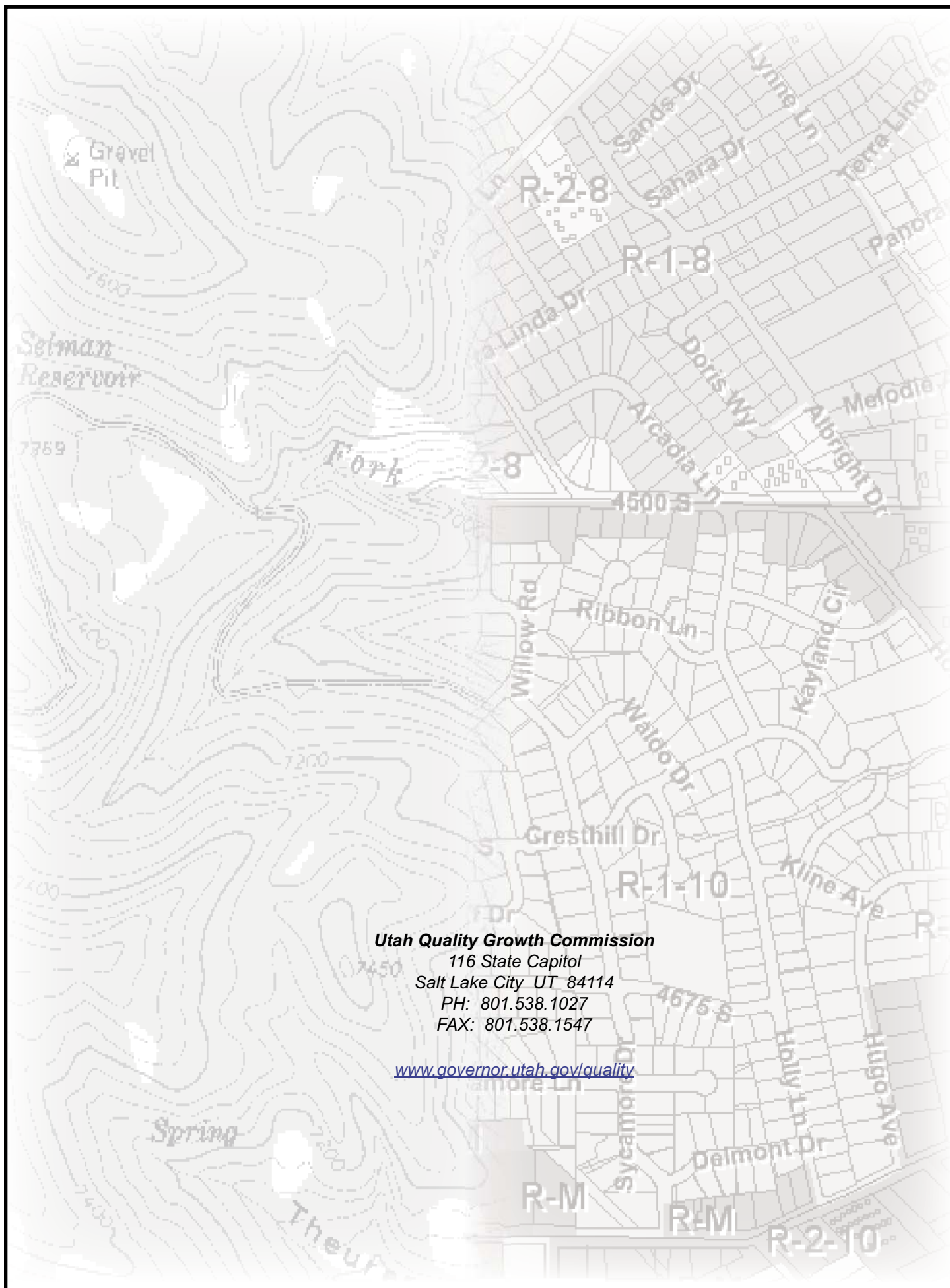
Utah Technology Alliance

Utah Transit Authority

Wasatch Front Regional Council

Legislative Support for McAllister Projects

PROJECT	LOCATION	LEGISLATOR SUPPORT
American West Heritage Center	Cache County	• Sen. Lyle Hillyard
Farmland Preserve, Cache County		
Bingham Stone Historic Farm	Ogden/Marriott Slaterville	• Rep. Joe Murray • Sen. Edgar Allen • Speaker Marty Stephens
Blacksmith Fork River	Logan City	• Rep. Loraine T. Pace • Sen. Lyle Hillyard
Brooke Ranch	Cache County	• Rep. Brent Parker
Castle Rock Ranch	Summit County	• Sen. Lyle E. Hillyard • Rep. David Ure
Castleton Tower	Grand County	• Sen. Mike Dmitrich • Rep. Keele Johnson • Rep. Max Young
Chalk Creek Restoration	Coalville	• Rep. David Ure
Curtis Jones Farm	San Juan County	• Rep. Keele Johnson
Dr. Priddy Meek's Pioneer Farmstead	Parowan	• Rep. DeMar "Bud" Bowman
Dry Creek Riparian Restoration	Sandy	• Sen. Howard Stephenson • Rep. John E. Swallow • Sen. L. Alma Mansell
Gary Hess Weber River Property	Marriott-Slaterville City	• Speaker Martin R. Stephens
Grafton Preservation, Phases 1 & 2	Town of Rockville	• Rep. Tom Hatch (2 letters) • Sen. Mike Dmitrich
"H" Hill Preservation Project	Hurricane City	• Rep. Brad Last
Holladay Open Space Project	City of Holladay	• Sen. Patrice Arent • Rep. Carol Moss
Jordan River Critical Lands Preservation and Restoration	West Jordan	• Rep. Bryan Holladay • Rep. Wayne Harper
Jorgensen Bar J Ranch	Sevier County	• Rep. Bradley Johnson • Rep. Margaret Dayton • Sen. Howard Nielson
Kays Creek Corridor	Layton City	• Rep. Kevin Garn • Rep. Blake Chard • Sen. Dave Steele
Mabey Pond	Clearfield City	• Rep. Dana Love • Sen. David Steele
PacifiCorp Conservation Easement	Davis County	• Rep. Marda Dillree • Sen. Terry Spencer
Proudfoot Bend Ranch	Grand County	• Rep. Max Young • Sen. Mike Dmitrich
Provo River Corridor Preserve	Summit County	• Rep. David Ure
Spring Creek Preservation	River Heights / Providence (application withdrawn)	• Rep. Evan L. Olsen • Sen. Lyle Hillyard
Steed Pond	Clearfield City (Application Withdrawn)	• Sen. David Steele • Rep. Don Bush
UPRR/Jordan River Property	Bluffdale City	• Sen. R. Mont Evans • Rep. David Hogue
Virgin River Confluence Project, Phases 1 & 2	Washington County	• Rep. Dennis H. Iverson • Rep. J. W. (Bill) Hickman • Rep. Stephen Urquhart
West Valley City	West Valley City	• Rep. Neal B. Hendrickson • Rep. Brent H. Goodfellow • Rep. Carl W. Duckworth • Sen. Ed Mayne • Sen. Ron Allen
Wilcox Ranch	Carbon and Emery Counties	• Rep. Brad King • Sen. Mike Dmitrich
Willow Heights/Big Cottonwood Canyon	Salt Lake County	• Rep. Karen W. Morgan • Sen. Carlene Walker



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